



# City of Alexandria Waterfront Master Plan



## Alexandria Waterfront Master Plan



Community Forum # 5  
September 29, 2009

# Agenda

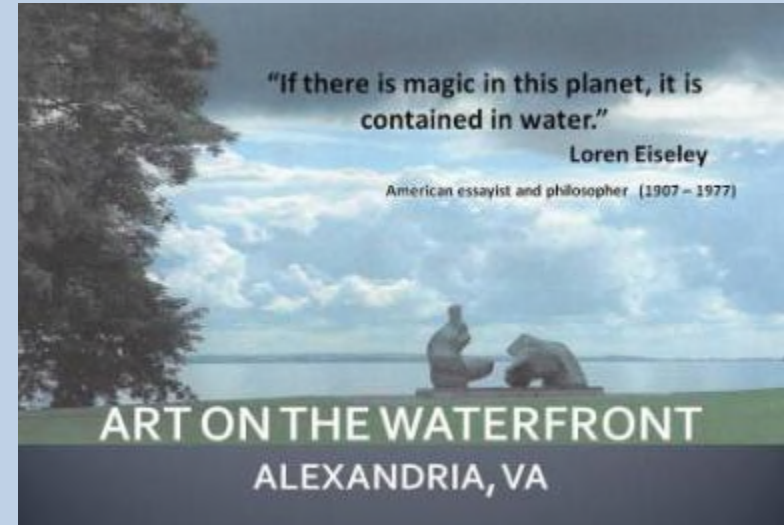
- > Welcome and Opening Remarks
- > How We've Heard From You
- > Ideas to Options
- > Next Steps.....





# How We've Heard From You

- > Public Meetings
  - > **April 23 Community Forum**
  - > April 30 Community Forum
  - > June 27 Charrette
- > Facebook comments
- > Waterfront Committee Survey
- > Tours
  - > Alexandria
    - > May 30 Boat Tour
    - > June 24 Walking Tour
  - > August 5 New York City
    - > Battery Park
    - > South Street Seaport
    - > High Line Park
    - > Bryant Park



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- > August 5 New York City
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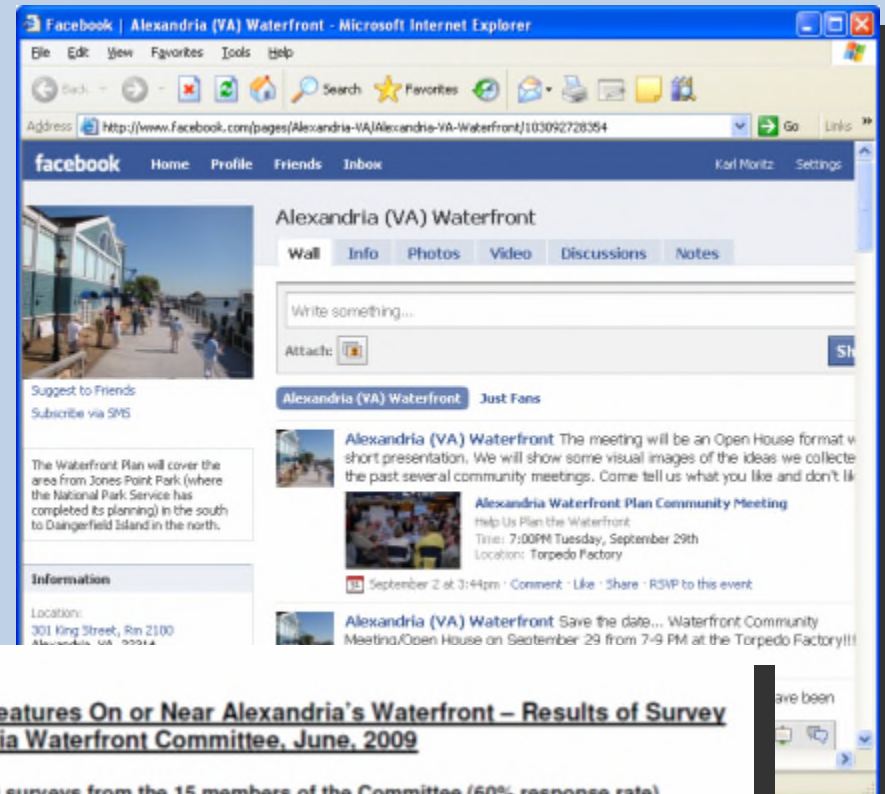
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## Desirable Features On or Near Alexandria's Waterfront – Results of Survey of Alexandria Waterfront Committee, June, 2009

We received 9 surveys from the 15 members of the Committee (60% response rate)  
Scoring – Maximum value of any item is 4 ("Extremely desirable"). Maximum value of totaled responses is 36 (4 x 9 responses).

The following desirable features have been identified either in the Waterfront Plan Principles that the Committee adopted in April or in a 2006 Waterfront Committee Brainstorming Session. Since all have been identified as desirable, please indicate the strength of your enthusiasm for each option by rating it as follows:

- 1 – Somewhat Desirable
- 2 – Desirable
- 3 – Very desirable
- 4 – Extremely desirable

# Guiding Concepts



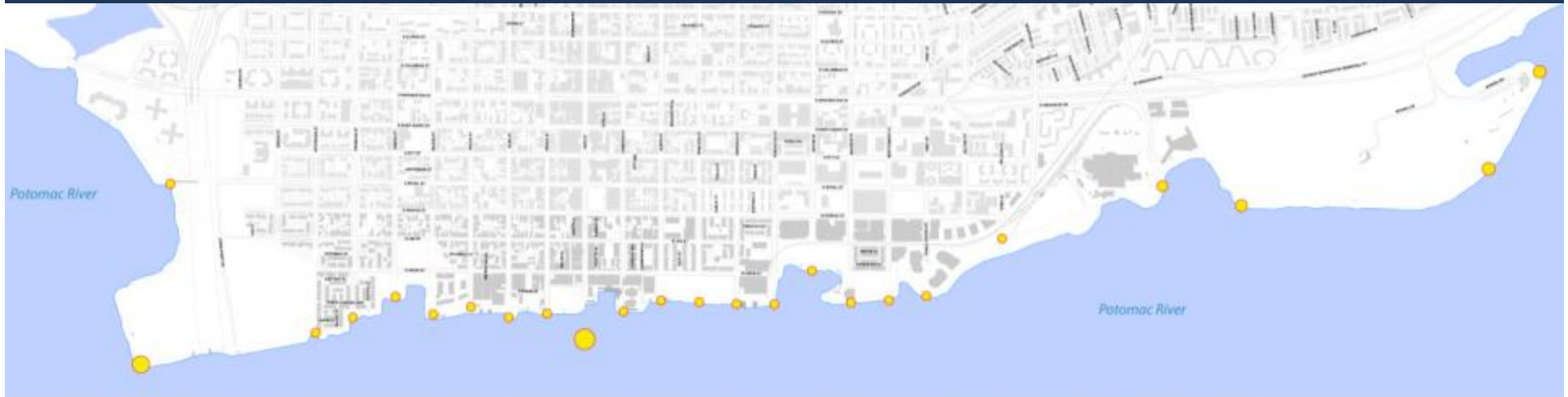
## > Views and Access

- > Public views to the river are special resources
- > These view corridors connect Old Town with the waterfront visually and physically

## > Guidance:

- > Protect and strengthen existing and potential view corridors to link the community and orient visitors to the waterfront
- > Enhance the corridors as pedestrian access routes to the waterfront (sidewalks, shade trees, etc.)

# Guiding Concepts



## > Arrival and Definition

- > The points where view corridors meet the water's edge are key opportunities
- > Each view terminus serves as an introduction and arrival point to the waterfront

## > Guidance:

- > Treat each arrival point as a unique feature
- > Define and highlight the terminus of each view corridor with a special feature or use (art, history, amenity, activity, object, etc.)



# Guiding Concepts



- > Continuous Connections
  - > The lack of a continuous waterfront is readily apparent
  - > There is widespread support for continuous connections along the waterfront
- > Guidance:
  - > Connect the variety of amenities and features along the waterfront to establish a continuous linear experience that celebrates the waterfront
  - > Provide additional north-south connections (trolleys, water taxis, etc.)

# Guiding Concepts

## Historic Authenticity



> Preserve and celebrate the history of the City and the Waterfront

# Guiding Concepts

## The Arts



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> Nurture the continued role of the arts and use public art as a strong unifying element on the waterfront.



# Guiding Concepts

## The Shoreline



- > Develop appropriate edge treatments for each area of the waterfront (natural, boardwalk, wharf).
- > Improve the treatment of the shoreline to respond to anticipated sea level rise
- > Coves are a natural rhythmic element that deserve special emphasis.

# Guiding Concepts

## Transportation and Parking



> Address the comprehensive range of transportation issues, including parking and pedestrian and bicycle safety

# Guiding Concepts

## Water-Related Activities



- > Improve existing marinas and find space for new boats slips.
- > Support activities and growth of commercial boats (water taxis, dinner cruises, etc)
- > Provide opportunities to launch or rent small watercraft



# Guiding Concepts

## Put Your Feet in the Water



> Provide terraces or steps to allow interaction with the water

# Guiding Concepts

Sustainability: Environmental, Economic, Operational



- > Pursue improvements in ways that support more effective and efficient operations of the waterfront (maintenance facilities, emergency operations, etc.)
- > Plan and encourage revenue-generating amenities that will support the operations and programming of the new Waterfront.

# Key Focus Areas



## > Key Focus Areas – Ideas and Options

- > Foot of King Street
- > The Strand
- > City Marina area
- > Founders Park
- > Robinson Terminal North
- > Oronoco Park
- > Windmill Hill Park
- > Daingerfield Island



# King Street

## Celebrate the Foot of King Street



- > Connect and engage King Street with the waterfront
- > Create a sense of arrival and anticipation
- > Explore opportunities to extend out over the water with a central pier

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# Waterfront Core

## Activate the Waterfront Core



- > Attract people to the waterfront during non-peak hours
- > Introduce a food market to the waterfront



# Waterfront Core

## Generate Revenue to Enhance the Public Realm



- > Increase small-scale restaurant & retail opportunities
- > Activate open spaces with new amenities (i.e., outdoor food service, kiosks)
- > Right-size marinas to be financially self-sustaining

# The Strand

## Enliven The Strand with Activities



- > Pull the energy of King Street to The Strand
- > Redevelop The Strand with a mix of waterfront restaurants, amenities and open space

# The Strand

Establish The Strand as an Outdoor Dining Destination



- > Pull the energy of King Street to The Strand
- > Redevelop The Strand with a mix of waterfront restaurants, amenities and open space



# The Strand

## Respect the Historic Scale of The Strand



- > Maintain the pedestrian scale and character
- > Reuse historic structures and complement with compatible infill buildings

# The Strand

## Engage the Water



- > Expand the number of boat slips and service facilities
- > Provide opportunities for increased access to Old Town from the water, such as boat rentals and launches



# The Strand

## Connect The Strand with Adjacent Waterfront Areas



- > Explore temporary access across redevelopment sites until the sites can be redeveloped
- > Redevelop Robinson Terminal South with a mix of uses to anchor The Strand and protect surrounding residential areas



# City Marina

## Improve Public Boat Facilities and Operations



- > Improve waterfront operations from land and water perspectives (facilities, services, amenities, etc.)
- > Provide a visitor orientation facility with restrooms and space for a Harbor Master

# City Marina

Reinvigorate the Torpedo Factory area



- > Provide active first floor spaces that open to the plaza and waterfront side
- > Provide shade and pedestrian amenities within the plaza

# City Marina

Emphasize the gateway aspect of the City Marina



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> Introduce an iconic structure to create a sense of arrival



# Founders Park

Protect and Beautify Premier Green Spaces



- > Beautify Founders Park with enhanced plantings and improved maintenance
- > Strengthen the relationship between Founders Park green space and the water (conceal rip rap)

# Founders Park

Create a welcoming transition to Founders Park



> Provide strong and intuitive pedestrian connection between Founders Park and City Marina plaza



# Robinson Terminal North

Consider a Waterfront Attraction to Broaden Visitation



- > Redevelop Robinson North with a small scale destination - such as boutique hotel or special attraction
- > Transform the pier into an inviting public space
- > Extend floating docks from the pier at Robinson Terminal North



# Robinson Terminal North

Extend Pendleton Street Overlook over the Water's Edge



> Extend the boardwalk and mark the visual terminus

# Oronoco Park

## Acknowledge Oronoco Park As a Natural Place for Celebrations



- > Provide facilities to support events and activities

# Oronoco Park

Establish the Park as a Destination for Families and Children



> Provide active facilities to broaden the appeal of the waterfront for families



# Oronoco Park

Provide Opportunities to Interact with the Water



- > Extend the boardwalk across the cove to create a walking loop and protect against floating debris
- > Explore ways to reveal or interpret the original shoreline and historic shipwrecks
- > Offer non-motorized boating activities for the public

# Oronoco Park

## Increase Environmental Sustainability



- > Soften the natural shoreline of Oronoco Park with native plantings
- > Reduce the amount of rip rap

## Windmill Hill Park

## Build Upon the Approved Plan for Windmill Hill Park



- > Realize the promise of the Windmill Hill Park Plan and integrate it with the overall Waterfront planning effort
- > Connect both sides of the Park across Union Street side



# Jones Point Park

## Connect Jones Point Recreation with the Rest of the City



- > Strengthen connections through trails and a series of kayak launches along the waterfront

# North End

## Enhance Rails and Trails



- > Connect the Canal Center with Potomac Yard by enhancing the rail corridor
- > Utilize existing parking facilities to support Old Town
- > Program open spaces
- > Explore long-range possibilities for the Mirant site



# Daingerfield Island

## Increase Access and Awareness of Natural Environments



- > Work with NPS to activate natural area with a Waterfront trail and appropriate uses
- > Address the visibility of the maintenance facility
- > Connect Dangerfield Island with Potomac Yard across the Parkway
- > Interpret the environmental features and history
- > Treat the cove as a special wildlife area



# Next Steps

## > **Tonight:**

- > Give us your thoughts
- > Green dot = I like it! Red dot: I don't like it.
- > Sheets to write your reactions and comments.

## > **October**

- > Planning Commission worksession October 6 at 6:30 pm
- > City Council worksession October 27 at 5:30 pm

## > **January 2010**

- > Detailed set of options for public comment

## > **April – May 2010**

- > Draft plan

## > **June 2010**

- > Public hearings and adoption